

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 3, 2009

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

ABEYANCE - VAR-35758 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BUSTAN FAMILY REVOCABLE LIVING TRUST - Request for a Variance TO ALLOW 35% LOT COVERAGE WHERE 30% IS THE MAXIMUM ALLOWED on 0.33 acres at 2511 West Charleston Boulevard (APN 162-05-511-008), C-D (Designed Commercial) Zone, Ward 1 (Tarkanian)

C.C.: 01/06/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

16

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

0

RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest Postcards/Letter and Support Postcards

Motion made by VICKI QUINN to Approve subject to conditions

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

KEEN ELLSWORTH, VICKI QUINN, BYRON GOYNES, GLENN TROWBRIDGE, RICHARD TRUESDELL, STEVEN EVANS, GUS FLANGAS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open for Items 7-9.

STEVE GEBEKE, Planning and Development, explained that the subject site consists of an existing 3,880 square foot office building which will be demolished and replaced by a 4,999 square foot office. To accommodate the increased building area, variances have been requested for increased lot coverage and reduced parking on the site, as well as waivers and exceptions for reduced landscaping. There is no trash enclosure depicted on the site plan, as the applicant has

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proposed to continue curbside trash pickup. The combination of variances and waivers for the proposed development indicate that the site will be overbuilt and will not be compatible with the surrounding adjacent developments, including the residential development to the south. Therefore, staff recommended denial of all items. If denied, the existing site will remain as is, and if approved, a condition would need to be added regarding the increased wall height and an amendment to Condition 11 regarding the lighting.

DOUGLAS LEAN, 5520 South Fort Apache Road, appeared on behalf of the owner and referred to a letter from Republic Services regarding giving their safety officers approval to pick up trash along Charleston Boulevard route. He clarified that they are asking for only one parking space waiver.

TODD FARLOW expressed concern about signage and suggested raising it on a pedestal.

COMMISSIONER QUINN stated she visited the 1117 Strong Avenue site where the people are concerned about the overflow of parking at the building west of the proposed parking. She indicated that signs have been ordered for no parking between the hours of 5:00 a.m. and 6:00 p.m., and those signs will be installed from Strong Avenue to Ashby Avenue. This is not a two-story building; the lighting and the rear wall height have been addressed.

MARGO WHEELER, Director of Planning and Development, read conditions to be added to Items 8 and 9, and explained that the amended condition regarding the lighting is Condition 11 of Item 9. MR. LEAN agreed to the added and amended conditions.

CHAIR TROWBRIDGE declared the Public Hearing closed for Items 7-9.